

DEBORAH L. AUSTIN AND
MICHAEL G. AUSTIN

GRANTOR(S)

TO

SPECIAL WARRANTY ASSUMPTION DEED

DEBORAH LYNN AUSTIN

GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we Deborah L. Austin and Michael G. Austin, Grantors do hereby sell, convey, and warrant unto Deborah Lynn Austin, the house and lot lying and being situated in the City of Hernando, DeSoto County, Mississippi, described as follows, to-wit:

Lots 304 and 305, Section "B", Chickasaw Bluff Lakes Subdivision, in Section 7, Township 3, Range 9 West, as shown on plat of record in Plat Book 6, Pages 29 thru 34, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

STATE MS.-DE SOTO CO.
FILED

By way of explanation this being the same property conveyed to Joseph Lee Merritt and Wife, Rosita M. Merritt by Warranty Deed of record in Book 127, Page 891 as to Lot 305, and being the same property conveyed to J. Lee Merritt and Wife, Rosita M. Merritt by Warranty Deed of record in Book 187, Page 212 as to Lot 304, both recorded in said Chancery Court Clerk's Office of DeSoto County, Mississippi. Being the same property conveyed to Deborah L. Austin and Husband, Michael G. Austin, by Warranty Deed of record in Book 260, Page 632 on August 16, 1993, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

MAR 7 11 17 AM '02

BK 413 PG 360
W.E. DAVIS CH. CLK.

Further consideration for the above-described property is given the assumption by the Grantors hereby sets over and assigns without charge or fee, unto Grantee any and all escrow funds held by Deborah L. Austin and Michael G. Austin, for the benefit of PHH US Mortgage

Corporation, dated July 28, 1993, and recorded on August 5, 1993 in Deed of Trust Book 653, Page 117, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Grantors hereby set over and assigns without charge or fee, unto Grantee any and all escrow funds held by PHH US Mortgage Corporation, and/or it assigns, in connection with the above-described property.

The Grantee herein is to assume without recourse to the Grantor, the entire indebtedness existing thereon at the time of the conveyance.

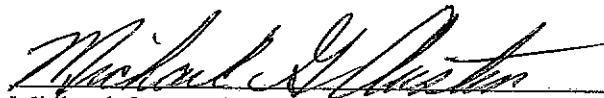
The warranty in this Deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

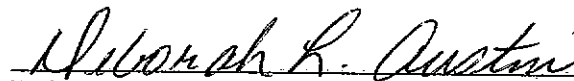
Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 83, Page 37, and amendment to subdivision restrictions recorded in Book 252, page 515, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession shall be given upon delivery of this deed.

Taxes for the year 2001 shall be assumed by the Grantee.

Witness our signature(s), this the 6th day of March, 2002.


Michael G. Austin, Grantor

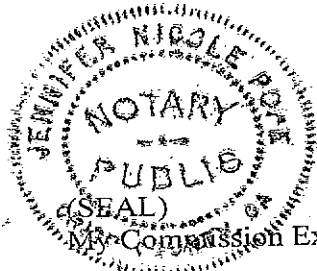

Deborah L. Austin, Grantor

STATE OF GEORGIA

COUNTY OF CRISP

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Michael G. Austin, Grantor, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 26 day of February, 2002.



Jennifer Nicole Pope
Notary Public

Notary Public, Crisp County, Georgia
My Commission Expires Dec. 26, 2004

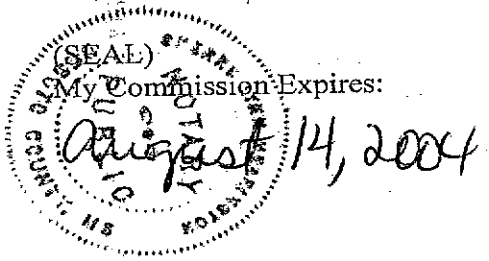
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Deborah L. Austin, Grantor, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 16th day of March, 2002.

Sherry Lynn Harrington
Notary Public



PREPARED BY:
H.R. Garner, Esq.
P.O. Box 443
Hernando, MS 38632
662-429-4411

No title work done and none requested

Grantor

Michael G. Austin

402 George Mathews Drive
Cordele, GA 31015

(H) 229-271-5982

(W) 229-276-1606 ext. 116

Grantee

Deborah Lynn Austin

11451 Wetupka Way
Hernando, MS 38632

(H) 662-429-3225

(W) 1-800-727-0693

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

(X) SPECIAL WARRANTY ASSUMPTION DEED

PREPARER'S NAME AND ADDRESS:

(X) H. R. Garner
Attorney at Law
283 Loshier Street
Hernando, MS 38632
662-429-4411

INDEXING INSTRUCTIONS:

Please index in Lots 304 and 305 Section "B", Chickasaw Bluff subdivision in Section 7, Township
3 South, Range 9 West, DeSoto County, Mississippi

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

(X) H. R. Garner
Attorney at Law
283 Loshier Street
Hernando, MS 38632